Paul Werries
Director & HOA President

Jennifer Schafer
Director & Chairwoman of the Board

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Kevin Kurtz
Director

Andre Tarro
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

June 27, 2026

Meeting Minutes

The regular meeting of the Board of Directors ("Board") of The Waters at Lake Anna Homeowners' Association, Inc. ("HOA") was held at The Waters at Lake Anna Homeowners' Association, Inc. clubhouse and was called to order at 10:02AM on June 27, 2026, by Chairwoman Jennifer Schafer. Chairwoman Schafer announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton Chairwoman Schafer declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Treasurer Shellee Ogden and Secretary Geoff Harton as well as Directors: Andre Tarro, Luanne Pavco, Ross Randlett, Kevin Kurtz and Amy Daney.

Chairwoman Schafer called for any modifications to the agenda as presented. No modifications suggested. Chairwoman Schafer called for a motion to approve the agenda as presented. Motion was seconded. Motion carried.

Member Introduction:
The following HOA members were in attendance: KT Tarro - Lot 316, Nita Unhoch - Lot 186, Mandy & Robert Lambert - Lot 279, Charles Pierce - Lot 75, Daphne Bryant - Lot 111, Bill & Cindy Baber - Lot 19.

Minutes:
Chairwoman Schafer called for a review of the April 25, 2026, Board meeting minutes. Secretary Harton noted the Draft April 25, 2026, Board Meeting minutes were submitted to the Board May 1, 2026, for review. A couple of minor comments were received. Secretary Harton motioned to approve the Draft April 25, 2026, Board minutes as submitted to the Board May 1, 2026, with a couple of minor changes. Motion seconded. Motion carried.

Officer Reports: Chairwoman Schafer called for Officer Reports.

Secretary – (a.) Resolution for the upper pond Fountain pump. Pursuant to the By-Laws of the HOA, section 4.12 "Board Action Without Meeting", the Board voted unanimously to purchase and have installed a replacement ½ hp 220 VAC pump, as the existing pump has not been working for some time. A copy of the signed Resolution is attached.

(b.) Secretary Harton noted that pursuant to section 18 of the Covenants, street parking is not allowed. Secretary Harton motioned to add language to the Rental Agreement as follows: "When planning for an event at the Clubhouse, please let your guests know that street parking is not allowed. If the parking area around the Clubhouse is full, the marina parking lot and the parking areas around the tennis courts shall be used." The Board entered discussion. Director Randlett motioned that the Board approve revised language as follows: "Street parking is not allowed. The marina parking lot and the parking areas around the tennis courts shall be used." Motion seconded, motion carried.

Secretary Harton motioned to add the following language to the Owners' and Renters' Guide: "Street parking is not allowed on the TWALA streets. When planning an event at your property

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or at the TWALA Clubhouse, be sure to provide an adequate number of parking spaces for your guests. If you do not have enough space on your property to accommodate your guests, please utilize the marina parking lot and the parking areas around the tennis courts. The Board entered into discussion. Director Randlett motioned that the Board approve the revised language as follows: "Street parking is not allowed on the TWALA streets. If you do not have enough space on your property to accommodate your guests, the parking areas around the tennis courts are available. Notification to the TWALA office is required." Motion seconded. Motion carried.

(c.) Secretary Harton noted that on the March 27, 2021, BOD minutes, an Inquiry was made through the TWALA HOA attorney, Royer Caramanis, to determine the feasibility of using a limited number of Day slips as rentals. The attorney noted that as long as the TWALA HOA was proposing to rent only a few day slips (at that time 4) and the rental income would be used to offset dock- water related maintenance expenses, the TWALA HOA would not jeopardize its non-profit status. With 11 slips now open for rent, I recommend the HOA contact the Attorney to verify that the non-profit status is not jeopardized. Director Ogden noted that currently 11 slips are for rent and 5 are rented. The TWALA CPA has been contacted and has confirmed that the boat slip rental fees are not taxable because they can be used to offset the operating budget, not just dock and water-related expenses.

(d.) Secretary Harton reminded the Board that in accordance with Bylaw 5.8, "All agreements, deeds, mortgages, or other instruments shall be executed by any two (2) officers or by such person or persons as may be designated by the Board". And under Bylaw 5.1, officers are designated as: President, Treasurer, and Secretary. In a review, two contracts were identified as not having the proper signatures. Secretary Harton recommended that two officers countersign the new Landscaping Agreement and the Aqua Doc Agreement for the fountain work. There was vigorous discussion about required signatures for contracts, agreements, letters of understanding, etc. The Board agreed to move forward and have two officers countersign the two noted agreements.

(e.) Secretary Harton noted that at the April 25, 2026 Board meeting it was noted that events were not being properly identified on the TWALA website calendar. It was noted that, going back to June, 2025, there are very few committee meetings posted, except for Outreach, Marina, Compliance, and ARC. As a reminder, all committee meetings must be posted on the TWALA website calendar 5 days before the meeting. Also, as stated in the SOP-Committee Meetings, committee meeting minutes are not required except for meetings where motions were made and voted on. In this case, minutes of the meeting are to be provided to the Secretary, and attached to the Board meeting minutes.

Treasurer – Treasurer Ogden noted the Operating budget is currently at $190,000 and the Replacement Reserve Fund is $606,000. It was noted that in 4 years the Replacement Reserve Fund balance has grown from $326,000 to $606,000. There are 10 lots with unpaid fees and assessments totaling $11,000. A final note will go out in July 2026 to the 10 lots for payment, and the lien process will be the next step. Past-due fees for 17 lots have been collected.

The first installment for the Replacement Reserve Fund was moved in May, 2026.

Treasurer Ogden motioned that (1) $546.95 be moved from budget line 5, - staff A Community manager, to budget line 12 - Common Area (Beach), for the new buoy line. Motion seconded, motion carried. (2) Move $ 2,871.00 from budget line 27 - Taxes to budget line 20 - Marina for dock repairs. It was noted that the 2026 tax budget was estimated, based on previous years. The 2026 tax amount came in under the estimate. Motion seconded. Motion carried.

The Operating Budget report as of June 21, 2026, was provided to the Board members.

President - President Werries noted the following:

Some flags were recently stolen from the front entrance. There will be further discussion under the Safety and Security Committee report. The flags have been replaced; replacement lights are expected shortly. The Lake Anna Breeze newspaper in the Lake Anna area will be doing a story on the flags and why TWALA has them. The article will be in the July issue. The Lake Anna Breeze newspaper plans to do a feature story in future editions on each flag and why it's there. Thanks to Linda Rapp for her help in putting out the flags. The flags will be removed July 11, 2026.

Committee Reports: Chairwoman Schafer called for Committee Reports.

A. Civic Activities: In Committee, Chairwoman Jamie Modelski's absence, Director Kurtz noted the following: (1) the last food truck was the Hibachi Mobile, on June 18, 2026. They were a great hit, and they are scheduled to come back in September. (2) The next food truck event is with Pa Tortes El Papi on Thursday, July 16, 2026. The ice cream truck, Scoop Mobile, was enjoyed by the community at the cornhole event and would come back for future events if scheduling permits.

   The two committees (Civic Activities and Family Activities) worked well together for the cornhole event and suggest more joint committee activities or combine the two committees

   Chairwoman Schafer noted they discussed combining the committees. Laura Clark was the Civic Activities chair; Laura Clark has left the area. There was open discussion on combining the two committees. Jamie Modelski has indicated she was open to taking on the chairperson position should the two activity committees be combined. Chairwoman Schafer and Director Werries will have further discussion on the item.

B. Family Events Committee: In Committee Chairwoman Laurie Clark's absence, Director Ogden noted the cornhole event was a huge success. There was a total of 15 teams, and 28 games were played. Director Kurtz kept the games on track. Of the players, 21 have never attended a community event before. The winners were Brian Rapp and Tom Yurkoski. The runners-up were Mattie & Trisan Noland. A huge thank you to Dennis & Diane Lapoma, Kevin & Karla Kurtz, and Jamie Modelski for the great collaboration between the groups. The ice cream truck was a great success. Another event will be planned upon request for September or October, before the cold weather. Kevin Kurtz made a plaque with the winners' names. The plaque will be placed on the clubhouse wall for future outdoor events and winners. Dates are being looked at for Bingo night.

C. Community Outreach Committee: Committee Chairwoman KT noted the following:

   1. The "Stop the Bleed" event was held June 12, 2026, at the clubhouse. Fifteen members attended.
   2. A Wildlife Management briefing was held June 20, 2026, at the clubhouse.
   3. A CPR class is scheduled for September 12, 2026, and the annual "Tissues and Towels" event will be held September 19, 2026.

D. Marina Complex Committee: Committee Chairman Kurtz noted the following:

   1. Committee Chairman Kurtz noted the missing "No Wake" marker has been placed using stainless steel cable and hardware. The location of the other buoy was verified.
   2. The state Marina Health inspection was recently completed and passed.
   3. A couple of areas of the dock require repair. (1) The second walkway into the A slip has several band boards completely rotten. (2) Damage occurred when a member launched their boat, and it backed into the C finger, causing some boards to shift and nails to pop out. Chairwoman Schafer asked if the

boat owner who caused the damage has been identified. Not yet. Director Werries will check the cameras with date and time information. The estimated cost to repair the damage is $ 1,200 to $ 1,500. Boat owners are responsible for any damage their boat causes to the dock.

4. The masonry wall on the left entering the ramp was damaged again. The landscaping guy doing mowing repaired some of the damage. The cap still needs to be set in with mortar.
5. The snow/ice storm and freezing weather earlier this year caused dock posts and joists to shift. To fix the problems, one section at a time needs to be worked on. To properly fix the problem, all six sections need to be replaced. There is not enough money in the current budget to handle the level of work required. When one section is completed, the mating section/s will also need to be refurbished. Committee Chairman Kurtz will continue to observe the dock areas requiring work. Director Ogden noted that Replacement Reserve Funds will need to be used.
6. The beavers are back. They are building a hut into the embankment, not the water. Boat traffic is currently not affected.
7. The hydrilla growth is becoming an issue in the coves. A meeting has been scheduled with Devin in a couple of weeks to go over the hydrilla growth. Member Karla Kurtz will chat with Devin to help identify the cost for "grass carp stocking". A question was asked, "About how long would the carp stay in the area they are placed? Fish tend to stay within a few hundred yards of where they are dropped. Also, the cost for carp is less than spraying and applying chemicals. Other options will also be reviewed.

Chairwoman Schafer asked if there are any signs up about swimming in the marina area? There is a much greater concern about children being allowed to swim off the right side of the shore from the 3 rental lots on Lake Forest Drive (309, 310, 312) into the marina boat channel, creating a serious safety hazard. Because the channel is used for boat egress, it was recommended that there should be no swimming in the area. Committee Chairman Kurtz will look into placement of Warning and no swimming signs in that channel area.

Chairwoman Schafer noted she has heard rumblings about boaters parking in other lot owners' slips. Committee Chairman Kurtz noted he had not heard that concern. An email will be written to address what a boat slip owner may do if a boat is docked in their slip without their permission. Their options include: calling a boat towing company, calling the Sheriff's office, or another agency. The HOA cannot do anything.

Committee Chairman Kurtz noted that when the TWALA dock was built, the state limited the length of a boat in a marina to 26 feet. When the TWALA dock was built, there were very few long pontoon boats. The dock boat fingers are 20 feet long. When a smaller boat is behind a much longer boat extending past the end of the slip, maneuvering for the smaller boat can be very difficult. There is a spot on the left side of the dock where a 23-foot pontoon boat is behind a longer 25+ foot pontoon. The marina committee will have further discussion about these situations.

E. <u>ARC Committee:</u> Committee Chairman Tarro noted the following:

1. ARC Application Approvals:

   a. At the April 25, 2026, ARC committee meeting - Approved:
      Lot 177, Patio, Fire Pit, Hot Tub,
      Lot 295 - Dwelling,
      Lot 430 - Shed,
      Lot 430 - Greenhouse,
      Lot 434 - Fence,
      Lot 434 - Patio

   b. At the May 9, 2026, ARC Committee meeting – Approved:
      Lot 213 - Pool,
      Lot 285 - Pool,

Lot 340- Bulkhead and Boat ramp.

c. At the June 6, 2026, ARC Committee meeting – Approved:
Lot 270 - Pergola

d. Total dwellings completed, under construction, or approved effective June 6, 2026, is 271.

e. There have been many questions from members in the TWALA community about the new law (SB346) signed at the end of March, 2026, that goes into effect July 1, 2026, that overrides local zoning laws for Manufactured homes. It does override the local zoning laws; however, it does not supersede the TWALA HOA Covenants (i.e., paragraph 19). Note that TWALA allows Modular homes, but specifically disallows Mobile and Manufactured homes.

f. The Committee has also received requests for many other different types of projects. One interesting one is for a pond. This provides an opportunity to discuss their project and direct the lot owner to a department in Louisa County and go over possible pitfalls.

2. Motions - Committee Chairman Tarro indicated he has four motions for presentation to the Board. For the lot owners in attendance, information: the ARC Committee has reviewed and updated the various rules and guidelines, and part of that is to provide a documented process, so applicants see and understand how their application will flow through the process. The new process will also support electronic signatures. A table provides a listing of documents needed for each specific application. Hopefully the new process will be easier for members to follow.

Motion 1 – motion to remove from the TWALA website and archive the following documents:

a. Agent Assignment Letter by Owner - Builder to Agent 4-10-2025,
b. Agent Assignment Letter by Owner to Builder Form 4-10-2025,
c. Agent Assignment Letter by Owner to Realtor Form 4-10-2025,
d. Application and Instructions for a Dwelling Final 4-10-2025,
e. Instructions and Application for garage, shed, boathouse, other FINAL 4-10-2025
f. Instruction and Application for Boat Lift or PWC Dry Dock 4-10-2025
g. Architectural Rules and Guidelines – FINAL eff 4-10-2025,

Motion seconded, motion carried.

Motion 2 – motion to approve the revised ARC Application Process (Rev 0) 6-27-2026_FINAL including authorization of electronic stamping of ARC-approved documents and use of ARC signature sheet to record notes and ARC & member signatures. The ARC Application Process flow chart is to be incorporated into the ARC Rules and Guidelines document.

Motion seconded. Motion carried.

Motion 3 – motion to approve and post to the TWALA website the following documents:

a. Agent Assignation Letter by Owner to Agent Rev 0_6-27-2026_Final,
b. Agent Assignation Letter by Owner to Broker-Agent Rev 0_6-27-2026,
c. Architecture Rules and Guidelines Rev 0_6-27-2026_Final

Motion seconded. Committee Chairman Tarro clarified that there are no new rules and guidelines. The new Rules and Guidelines document contains all the documents required to submit an application without looking through several different documents. Motion carried.

Motion 4 – motion to approve adding the following new section entitled "Temporary short-term use of a portable toilet" to the Owner's and Renters' Guide under General Information and Rules.

> Paragraph 23: "Temporary, short-term (up to one week) use of portable toilet/s within the TWALA Community for outdoor activities such as sporting events, family reunion, and similar social occasions is permissible but must be registered with the TWALA HOA office thirty (30) days before the occurrence of such event. Prompt removal of the portable toilet after the registered period is required. Should the portable toilet remain beyond this time the registered authorized period, the TWALA HOA may remove the portable toilet, and the cost of removal and any action taken in regards to this rule and its enforcement (including reasonable attorney fees) shall be an enforceable lien against the owners' lot and shall also be a personal liability to the lot owner or occupier to ensure the cost thereof is refunded to the TWALA HOA."

And in the Owners' and Renters' Guide, under the Common Area Rules and Guidelines section, add the item below titled "Installation by Lot Owner/ Renter of a Temporary Portable Toilet on TWALA Common Areas."

> "A Portable Toilet is permanently installed at the TWALA Marina to meet Marina Health Certification requirements. This Portable Toilet and the Portable Toilet installed at the TWALA HOA Beach Area are for use by the TWALA Community at large and are maintained by TWALA HOA. Should a Lot Owner / Renter want to add a second Portable Toilet for a short-term (up to one week) for use supporting a private activity, the Owner / Renter must follow the guidelines described in the "General Information and Rules" section paragraph 23.
>
> Motion seconded. Motion carried.

F. Common Area/Grounds Committee (CA/G):

1. Clubhouse, Pool & Tennis Courts – Sub-Committee Chairman Randlett noted the following:

   a. One of the pool filters had a blowout. It was repaired. Sub-Committee Chairman Randlett has been monitoring pool usage and noted it has been consistently the same year over year.
   b. The downstairs toilets sometimes require a second flush when the water pressure is low.
   c. A new buoy area has been roped off at the beach.
   d. The Valet trash collector has noted that renters and homeowners are using the TWALA trash cans for their household trash. It was suggested that a rule be written with associated fines or penalties. Valet offered to place signs on the trash can lids to note the cans are not for household trash. After the discussion of options, the Board agreed to table the discussion for now and monitor the trash can usage.
   e. It was noted that someone has broken the far tennis court net tension crank. Chairwoman Schafer's father-in-law will look into repairing the crank.
   f. Director Ogden noted that the tennis court gate has been left open on numerous occasions. There is, or was, a cover over the exit button; however, it appears the cover is not effective.

People are sticking their hands through the fence and hitting the exit button. Director Werries will look into placing a larger cover.

2. Beach Sub-Committee – Sub-Committee Chairwoman Daney asked when the furniture should be pressure washed. Director Randlett noted the wash will occur in July for the beach area and clubhouse. Also, the Vaughans noted they want to wait another month for the soccer field to grow before doing a cut.

3. Landscaping Sub-Committee – In sub-Committee Chairwoman Tyra Lee's absence, Director Ogden noted the following:

   a. First, go ahead and purchase a new crank for the tennis court for $59.00. It's currently a safety hazard.
   b. The first tree trimming has been completed. The Crepe Myrtles have not been trimmed. Fall is the proper time to trim Crepe Myrtles.
   c. Some lot owners do not want their road easements mowed; they prefer to do it themselves. They have been instructed to put out a small sign that says, "Please Don't Mow!
   d. There were some previous complaints about not cutting easements or trimmings on the street or missing areas. There have been no recent complaints. It was noted the bushes around the pool need trimming, especially the shrub branches growing through the pool fence. It was also noted that the front left entrance beds need weeding. Also, some of the shrubs around the pool are dying. Estimates will be obtained to replace the dying shrubs.
   e. Chairwoman Schafer asked if there has been any movement on replacing the clubhouse carpet. Director Randlett noted he does not have any money. Director Ogden noted there is money in the Replacement Reserve Fund. Director Randlett will work with Chairwoman Schafer for availability of funds from the Replacement Reserve Fund.

4. Ponds Sub-Committee – Sub-Committee Chairwoman Schafer noted the front fountain pump stopped working some time ago. It was determined the pump motor was broken, out of warranty, and oversized for shallow water. Pursuant to Bylaw 4.12 "Board Action without a Meeting", the Board voted unanimously via email to order and have Aqua Doc, the pond maintenance company, install a ½ hp 220 VAC fountain pump motor at $6084.99. The new pump motor was paid for out of the Replacement Reserve Fund.

G. Compliance /Rules Committee: Committee Chairwoman noted the following:

Chairwoman Pavco motioned to reduce the standard cure period for a compliance violation from 10 to 3 days. If the lot owner is unable to comply, they can request the Compliance Committee consider additional time. Board members suggested 5 days would be more reasonable for a compliance period. Chairwoman Pavco revised the motion cure period from 10 to 3 days to 10 to 5 days, and the lot owner may still request consideration for more time. Motion seconded. Motion carried. The revised cure period will be updated in all existing documents.

I. Finance (Operations and Reserve):

1. Operating Funds: Committee Chairwoman Ogden encouraged committee chairs to engage often and early with the Treasurer if a committee chairperson feels they are out of funding. Also, committee chairs should start thinking about their plans for 2027. Identify all your plans and expenses, so the

Finance Committee will have an accurate plan and be able to identify expenses for 2027 in September 2026.

2. Replacement Reserve Funds Committee: Committee Chairwoman Schafer noted that one half of the $6084.99 was paid as a deposit and the remaining half paid upon completion of the new pump installation.

G. Compliance /Rules Committee: Committee Chairwoman Pavco followed up on her previous discussion and to have on the record that proposed language has been sent around to the Board when there are instances where a Board member/s come across violations, and the Lot owner is unknown since the violation may occur in a common area or a TWALA road. In this case, normal complaint filing and email notification are not feasible. In these cases, the Board members need language that is appropriate for the incident and reflective of the tone and tenor of the TWALA Board and neighborhood. As a result, the Compliance Committee is recommending these standard responses:

1. Golf Cart Registration violation - if a golf cart is seen on the TWALA road or in a common area without the proper *registration decal being shown, the following is approved language to leave on a note on the golf cart: "Please note that the TWALA HOA requires that all golf carts be registered with the HOA and the decal displayed on the golf cart. Golf cart use in the TWALA community is required in accordance with Louisa County Ordinance 74-116 – 74-121. Please see the TWALA website for directions and/or contact the TWALA office for directions on how to be compliant. Thank you, TWALA Board of Directors."*

2. Parking Violations - There are often cars and trucks parked on the TWALA street outside of homes for construction and/or visitors. The TWALA HOA has rules for on-street parking and also specific overnight parking rules in the Common Areas. As a result, to facilitate the notification of such rules, the following standard language is approved language for leaving a note: ***"****Please note that there is no on-street parking permitted in the TWALA neighborhood per Covenant 18, and no overnight parking in any Common Area, and vehicles are subject to towing at the owner's (or at homeowner's/renter's) expense. Thank you. TWALA Board of Directors.*

J. Safety and Security Committee: Committee Chairman Werries noted the following items:

1. Three flags, lights, and placards were stolen June 22, 2026, in the AM. Based on a review of the front camera recording, the person was driving a truck with a diesel engine and, based on the sound, a turbo, dual rear wheels, and was probably a Dodge Ram truck. The person was towing a boat with an inboard outboard engine and a dual-axle trailer. He parked at the clubhouse and took some books from the library. Walked all around the clubhouse with a flashlight, checking doors. He took a shower with the garden hose at the rear lower-level door. The description has been sent to the TWALA community and Nextdoor, and the Sheriff's Department. The flags have been replaced; the lights just arrived and will be put up.
2. To provide a more detailed video, three high-quality cameras will be added to the budget. The new cameras will replace the existing cameras at the front entrance, the boat ramp, and the clubhouse. Treasurer Ogden requested Chairman Werries to pull together an estimate for the three new cameras. The Security budget is for replacement of defective materials, so the Replacement Reserve Fund money will be used.
3. Everyone was reminded of the Louisa County FEMA exercise on July 14, 2026. They will be using the clubhouse for the day.

Other Committee Reports: None

Unfinished Business: None

New Business: Director Pavco noted the Board agreed last fall when the systems were upgraded to compile weekly reports and review the data to understand both usage and how the amenities are being used for different categories of homeowners. The first Amenities Utilization Analysis Report has been completed for the period May 22, 2026 to June 21, 2026. July and August reports will also be completed. Director Pavco recommended a summary report be provided at the Annual HOA meeting to give the homeowners an understanding of how the TWALA amenities are being used for two reasons: safety and usage, for example if there is heavy usage in a certain category or area, is there an opportunity for the Board to recoup any cost that may occur or if there is a safety issue, like the pool being overcrowded, does the Board need to put rules in place to limit the number of guest per usage period.

The first report indicates that of the 422 TWALA lots, 195 lots were active using the various amenities. Usage measures the use by one lot using one amenity per day. Entering and leaving the marina is one day; going in and out of the pool area is one day. A copy of the Amenities Utilization Analysis Report will be attached to the minutes.

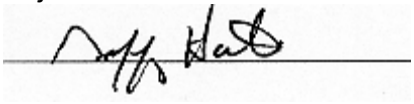
Public Forum-members: A member questioned whether rented golf carts require a registration sticker? Director Werries noted that a dwelling renter can bring in a rented golf cart, which would not require a registration sticker. A renter can use the lot owner's golf cart, if provided. A lot owner cannot bring in a rented golf cart or have a personal golf cart unless it has been properly registered.

Nita Unhoch thanked the volunteer Board members for their time and hard work in making TWALA a great community.

Board Executive Session: Chairman Schafer motioned that the Board enter into an Executive Session at 12:01 PM to discuss a lot owner issue. Motion seconded. Motion carried. The Board exited the Executive Session at 12:22P PM. No motions were made in the Executive Session.

Future Agenda Items: None

Director Kurtz motioned to adjourn. Motion seconded. Hearing no objection, Chairwoman Schafer declared the Board meeting adjourned at 12:24 PM.

Prepared and submitted by: 

Geoffrey Harton, Secretary and Director

Approved by the HOA Board of Directors at the July 25, 2026 Board Meeting.

Recorded at the TWALA HOA Board Meeting on June 27, 2026

RESOLUTION:

Pursuant to the By-Laws of The Waters at Lake Anna Homeowners' Association, Inc., *4.12 Board Action Without Meeting*, the following action shall hereby be taken immediately.

WHEREAS, the upper pond fountain pump motor at the Waters at Lake Anna Homeowners' Association has not been working for some time. The Waters at Lake Anna Homeowner's Association, Inc. sought quotes from the current pond maintenance company, Aqua Doc, for both a 230 VAC and 110 VAC pump. The Board voted unanimously to purchase and have installed a replacement ½ hp 220 VAC pump motor and reuse the existing lighting system.

BE IT RESOLVED, The Waters at Lake Anna Homeowner's Association, Inc. has agreed to issue an order to Aqua Doc for the purchase and installation of a new ½ hp 220 VAC fountain pump motor for the upper pond at a total cost of $6084.99.

BE IT FURTHER RESOLVED, The Waters at Lake Anna Homeowner's Association, Inc. will pay for the replacement of the new upper pond pump motor from the Replacement Reserve Fund.

Board Members approved this Resolution by unanimous email vote on June 12, 2026.

Board of Directors:

Witnessed by:

HOA President

HOA Secretary

Bylaw 4.12 Board Action Without Meeting. Any action that may be taken at a meeting of the Board may be taken without a meeting if such action is authorized in writing, setting forth the action taken, approved by all of the Directors, and signed as being witnessed by the President and Secretary of the Association.